



Pavilion Grove, Burton-On-Trent, DE14 2NY

£275,000

** Video Tour *** 4 Bedroom Detached Home ** Generous Accommodation ** No Upward Chain **

Offered for sale is this modern detached family home offering generous family accommodation with uPVC double glazing and gas central heating. The home offers a welcoming reception hallway with guest cloakroom, dining room on the front aspect with walk-in bay window, lounge overlooking the generous rear garden, fitted dining kitchen and internal door to the garage.

The first floor has a lovely spacious landing, master bedroom with built in wardrobes and en-suite shower room. There are three further double bedrooms all with built-in double wardrobes and a family bathroom.

Outside is a block paved driveway and rear garden.

The Accommodation

Hallway

Guest Cloakroom

Lounge

4.27m x 4.11m (14'0 x 13'6)

Dining Room

2.95m max x 3.05m max (9'8 max x 10'0 max)

Kitchen Diner

4.27m x 3.00m (14'0 x 9'10)

First Floor

Bedroom One

4.75m max x 3.38m max (15'7 max x 11'1 max)

Bedroom Two

4.24m x 2.54m (13'11 x 8'4)

Bedroom Three

3.30m x 2.18m (10'10 x 7'2)

Bedroom Four

3.33m x 2.26m (10'11 x 7'5)

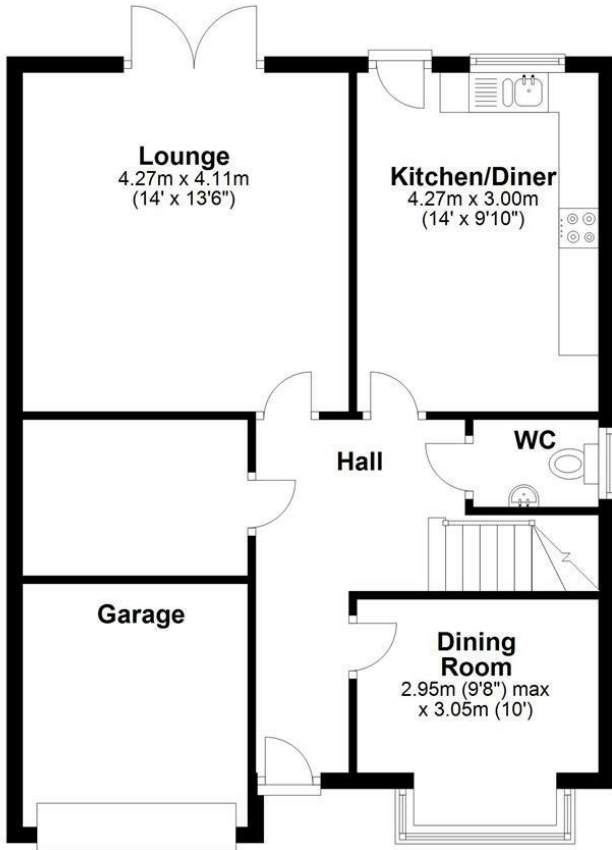
Family Bathroom

Draft details awaiting vendor approval and subject to change.

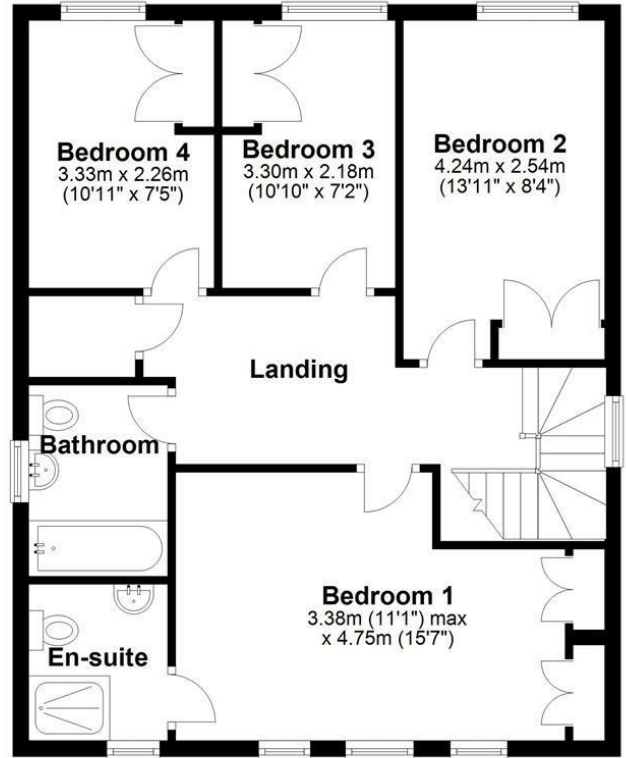
The home is subject to an on site maintenance service charge of £499.23 per year, for the year 2024-25 and reviewed annually for maintenance of the green space areas and communal entrance to the site.



Ground Floor



First Floor



NICHOLAS HUMPHREYS. This Floorplan is for illustrative purposes only and while reasonable efforts have been made to ensure its accuracy, it is not to scale and measurements should not be relied upon. For display and layout purpose only used by NICHOLAS HUMPHREYS, as a general indication of the layout. It does not form any part of any contract or warranty.
Plan produced using PlanUp.

Council Tax Band D Freehold

Services. If & where stated in the details main's water, gas and electricity are understood to be available to the property, none of these have been tested or investigated for connection, nor any of the appliances attached thereto, have been tested by Nicholas Humphreys, who gives no warranties as to their condition or working order.

Money Laundering. Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002, we must point out that any successful purchasers proceeding with the purchase will be asked for identification ie: Passport, Driving Licence, and recent Utility Bill. This evidence will be required prior to solicitors being instructed in the purchase of a property.

Agent Note. Whilst every care has been taken in preparation of these details, they are for guidance purpose only. All measurements are approximate, and whilst every care has been taken for accuracy, their accuracy should not be relied upon. Buyers are advised to recheck measurements. New development sites are increasingly implementing an on site annual management charge, all sale of property could be subject to this charge, to be verified & confirmed by your acting solicitor/ conveyancer before exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	87
	EU Directive 2002/91/EC	

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